

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, October 8, 2019 at 5:30 P.M. CITY COUNCIL CHAMBERS

I. Commission Pre-Meeting (Agenda discussion(s))

Beginning: 4:30 p.m.

Location: City Hall, 2nd Floor, NDS Conference

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: City Hall, 2nd Floor, Council Chambers

A. COMMISSIONERS' REPORTS

B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

F. CONSENT AGENDA

(Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Minutes – September 10, 2019 – Pre-meeting and Regular meeting
2. Minutes – August 27, 2019 - Work Session

III. JOINT MEETING OF COMMISSION/ COUNCIL

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

- 1. CP19-00001: Comprehensive Plan Amendment – Future Land Use Map Amendment**- The Planning Commission and City Council will jointly conduct a public hearing on a proposed amendment to the 2013 Comprehensive Plan's Future Land Use Map. The purpose of this request is to evaluate approximately 1.6 acres of land identified within City (2019) tax maps as Tax Map and Parcel ("TMP") 17-18, TMP 17-18.1, TMP 17-18.2, TMP 17-184, TMP 17-185, and TMP 17-186 (collectively, "Subject Property"). The Subject Property is the subject of a rezoning application (ZM19-00002) seeking to increase the intensity of uses as well as allowable density of residential uses. The Subject Property has frontage on Maury Avenue and Stadium Road. The Comprehensive Plan Land Use Map for this area currently calls for Low Density Residential (15 Dwelling Units per Acres); the proposed ZM 19-00002 seeks to reclassify the Subject Properties to the R-3 zoning district classification, which would allow multifamily dwellings and a residential density of development of up to 21 DUA by right or 87 DUA by special use permit. The Comprehensive Plan Amendment is being evaluated by staff to see if it is appropriate to change the Future Land Use Map designation to High Density Residential (Over 15 Dwelling Units per Acres) based on existing patterns of development, probable patterns of development, and other factors. Information pertaining to this application may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this Comprehensive Plan Amendment request may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.org) or by telephone (434-970-3636).
- 2. ZM19-00002 - 209 Maury Avenue** – Landowner Southern Property, LLC has submitted an application seeking a rezoning of six lots, collectively having an area of approximately 1.6 acres identified on the City Tax Map (2019) as individual parcels ("TMP") numbered TMP-17-18 (having an address of 209 Maury Avenue), TMP 17-18.1, TMP 17-18.2, TMP 17-184, TMP 17-185, and TMP 17-186 (collectively, "Subject Property"). The Subject Property has frontage on Maury Avenue and Stadium Road. The application proposes to change the zoning district classification of the Subject Property from R-2U (Two-family University) to R-3 (Multifamily) subject to

certain proffered development conditions (“Proffers”). The Proffers include restrictions as to: (1) the number and locations of buildings and structures relative to Maury Avenue and Stadium Road, and the location of ingress and egress points, as depicted in a drawing titled “209 Maury Avenue Application Plan”; (2) the use of space between the façade of the existing Manor House and Maury Avenue, which will be maintained as open green space; (3) landscaping for the Subject Property, which shall be done in accordance with a landscape plan for the entire area within the Subject Property, and which will be prepared by a landscape architect; and (4) require the existing Manor House to be maintained in good repair. The Comprehensive Land Use Map for this area calls for Low Density Residential (15 Dwelling Units per Acres). Information pertaining to this application may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this Rezoning may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.org) or by telephone (434-970-3636).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday, October 15, 2019 – 5:00PM Water Street Center	Work Session	Form Based Code
Tuesday, November 12, 2019 – 4:30 PM	Pre-Meeting	
Tuesday, November 12, 2019 – 5:30 PM	Regular Meeting	Form Based Code <u>Minutes</u> – September 24, 2019 – Work Session

Anticipated Items on Future Agendas

Zoning Text Amendments –Off-street parking facilities requirements along streets designated as “framework streets” (initiated May 8, 2018), Site Plan Requirements,
SUP –MACAA (1021 Park Street), 218 West Market St.
SUP/EC - Seminole Square Shopping Center - Drive though, 167 Chancellor, Barracks Road – restaurant site
Site Plan – 1617 Emmet Street
 Emmet Streetscape - Jan/Feb 2020
 Fontaine Streetscape – Dec 2019

Persons with Disabilities may request reasonable accommodations by contacting ada@charlottesville.org or (434)970-3182

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.

**LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY
9/1/2019 TO 9/30/2019**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
 - a. Hillsdale Place (1801 Hydraulic Road) – September 4, 2019
 - b. Agnese Street TING Utility Work - September 16, 2019
- 3. Site Plan Amendments**
 - a. Dairy Central Phase I - September 9, 2019
- 4. Subdivision**
 - a. BLA – Zimmerman - 1400 Gentry Lane (TMP 38-4, 38-5) – September 10, 2019